

# NOTICE OF TYPE III DEVELOPMENT REVIEW APPLICATION AND PUBLIC HEARING

(Form DS1308)



The Department of Community Development has received an application for development review, as described below. This application is subject to public notice and public hearing pursuant to Clark County Code (CCC) Section 40.510.030 and applicable code sections as listed below.

The Clark County Hearings Examiner will conduct the public hearing on **Tuesday December 28, 2004 at 7:00 P.M.**, at **Public Service Center, 1300 Franklin St., Vancouver, Washington, Sixth Floor Suite 680** (see attached map). Parking is available in the parking garage on the north side of the Public Service Center (access off Franklin St.) after 6pm.

At the hearing, the Examiner will consider the following:

<b>Project Name:</b>	<b>PEACH TREE MEADOW</b> <b>(FORMERLY DAVENPORT DUPLEX SUBDIVISION)</b>
<b>Case Number:</b>	<b>PST2004-00036</b>
<b>Location:</b>	5600 NE 56 <sup>th</sup> Avenue
<b>Request:</b>	The applicant is requesting post decision review approval to revise the approved plat from 15 duplex lots to 23 single-family detached residential lots. The project is located on approximately 2.75 acres in the R-12 zoning district.
<b>Applicant:</b>	James Davenport 3709 E. Fourth Plan Blvd. Vancouver, WA 98661
<b>Contact Person:</b>	Nicolle Sicilia, Project Planner Minister & Glaeser Surveying, Inc. 2200 E. Evergreen Blvd. Vancouver, WA 98661
<b>Property Owner:</b>	Same as applicant

**Hearing Examiner:** Richard Forester

**Staff Contact:** Dan Carlson ext. 4499

**Neighborhood  
Contact:**

Truman Neighborhood Association  
George & Cheryl Forkner  
4113 NE 45<sup>th</sup> Ave  
Vancouver, WA 98661  
(360) 696-3872

**Date this Public Notices Issued:** November 29, 2004

**Legal Description of Property:** (Parcel Number 156948-000 & 156935-000)  
Northwest Quarter of Section 18, Township 2 North Range 2 East of the Willamette  
Meridian.

**Approval Standards/Applicable Law:**

Clark County Code Chapters: 12.05A (Roads), 12.41 (Transportation Concurrency),  
13.08A (Sewer), 13.40A (Water Supply), 13.29 (Stormwater and Erosion Control), 13.36  
(Wetlands), 15.12 (Fire Prevention), 17.301 (Subdivision), 18.65 (Impact Fees), 18.311  
(Multi-Family Residential Districts), 18.600 (Procedures), 20.50 (SEPA) and RCW 58.17  
(State Platting Laws).

**Application & Fully Complete Date:**

Application Filed: October 18, 2004  
Fully Complete: November 16, 2004

**Staff Report Timelines/Process:**

Staff reports, agendas, and/or SEPA reviews and determinations will be available for  
review at least fifteen (15) calendar days before the hearing date. Information regarding  
this application may be obtained by contacting **Dan Carlson at (360) 397-2375, Ext.  
4499** at the Clark County Development Services Division, 1300 Franklin Street,  
Vancouver, Washington. Office hours are from 8:00-5:00 p.m., Monday - Friday.

**Information Available on the County Web Page:**

- "Weekly Preliminary Plan Review Status Report," (includes current applications,  
staff reports and final decisions):  
(<http://www.clark.wa.gov/commdev/development/propoosedev.html>)
- Pre-Application Conferences and Public Land Use Hearing Agendas:  
(<http://www.clark.wa.gov/commdev/development/meetings.html>)

- Applications and Information Handouts for each Type of Land Use Permit:  
(<http://www.clark.wa.gov/commdev/development/typespermits.html>)

### **Public Testimony Process:**

Any person wishing to present testimony should arrive by **7:00 p.m.** at the Public Service Center, 6<sup>th</sup> floor, 1300 Franklin Street, Vancouver, Washington.

### **Faxed & Written Testimony**

Testimony can be faxed to the Development Services Division at (360) 397-2011, Attn: **Angie Merrill**. Written testimony can be mailed or hand delivered to the Development Services Division, Clark County Community Development, 1300 Franklin Street, PO Box 9810 Vancouver, WA 98666-9810.

Faxed, mailed or delivered testimony must be received at the Community Development Customer Service Center by **1:00 P.M., the day of the hearing**. Other written or verbal testimony may be presented and considered at the public hearing.

Note: If an accurate mailing address for those submitting comment is not included, they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision.

### **Appeal Process:**

The Hearing Examiner normally issues a decision within two weeks of the public hearing. In accordance with Clark County Code 40.510.030(H), appeals of Hearing Examiner decisions must be filed with the Board of County Commissioners within fourteen (14) days of the mailing of the Hearing Examiner's written decision. Hearings Examiner decisions on any SEPA appeal cannot be further appealed to the Board of County Commissioners. Such appeals must pursue judicial review.

Appeals must be in writing and contain a brief statement describing why the Hearing Examiner's decision is in error. The appeal must be accompanied by check in the amount of **\$279**. Checks shall be made payable to the Board of County Commissioners.

### **Accommodation of Physical Impairments:**

The Customer Service Center is wheelchair accessible. For persons requiring auxiliary aids or special arrangements in order to participate in this hearing, please contact the Development Services Division as far in advance of the hearing date as possible. To request these arrangements, please contact **Angie Merrill** at (360) 397-2375, Ext. 4992, or call the Telecommunications Device for the Deaf (TDD) line at (360) 397-6057.

**Public Service Center  
Department of Community Development**

**1300 Franklin Street  
P.O. Box 9810  
Vancouver, WA. 98666-9810  
Phone: (360) 397-2375; Fax: (360) 397-2011  
Web Page at: <http://www.clark.wa.gov>**